

July 2009

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

| <i>Sun</i> | <i>Mon</i> | <i>Tue</i> | <i>Wed</i> | <i>Thu</i> | <i>Fri</i> | <i>Sat</i> |
|------------|------------|------------|---|---|-------------------------------------|--|
| | | | 1 NO PC MEETING | 2 NO PC MEETING | 3 INDEPENDENCE DAY HOLIDAY | 4 Independence Day  |
| 5 | 6 | 7 | 8 View Agenda View Speaker's List* | 9 View Agenda View Speaker's List* | 10 | 11 |
| 12 | 13 | 14 | 15 View Agenda View Speaker's List* | 16 NO PC MEETING | 17 | 18 |
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Planning Commission Meetings are held in the Board Auditorium of the Government Center at
12000 Government Center Parkway, Fairfax VA 22035.
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 1, 2009

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 2/3 of the Fairfax County Government Center to discuss proposed future planning horizons and intensity and other agenda topics.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON
WEDNESDAY, JULY 1, 2009**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 2, 2009

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON
THURSDAY, JULY 2, 2009**

Posted: 5/27/09
Revised: 7/9/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 8, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|---|---|--------------|---|
| PCA 2003-MV-033 & FDPA 2003-MV-033 (Mount Vernon) | Lorton Arts Foundation, Inc. E. side Ox Rd, S. of intersection w/ Lorton Rd. (to permit site modifications) | S. Lin | D/O to 7/15/09 (P/H on 6/25/09) |
| SEA 01-H-027-2 (Hunter Mill) | One Reston CO LLC & Two Reston CO LLC (12000 & 12010 Sunrise Valley Dr.)(inc. in bldg. height To permit inc. in land area, addtl. Bldg. Height & inc. in FAR) | T. Strunk | D/O to 7/9/09 (P/H on 6/25/09) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|-----------------------------------|--|-----------------------|---|
| SEA 79-V-073-04 (Mount Vernon) | American Horticultural Society (7931 East Boulevard Drive) (For modifications to site and development conditions) | B. Cho | APPROVAL REC |
| SE 2009-LE-001 (Lee) | Nazir A. & Asraf N. Bhagat (5966,5970,5974,5978 Clames Dr)(for Independent living facilities) | S. Williams | D/O to 7/23/09 (from 6/25/09) |
| SEA 85-L-059-6 (Lee) | BSI Inc. T/A Browne Academy 5917 Telegraph Road (for private school Of general education, nursery school, child care Center and uses in a floodplain to permit increase In land area and site modifications) | K. Goodard- Sobers | D/O to 7/23/09 (from 6/11/09) |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| Application | Applicant | Staff | Schedule Notes |
|---|---|--------------|--|
| RZ 2009-HM-003/ RZ 2009-HM-004 (Hunter Mill) | WV/B Palisades Development LLC (8614 and 8615 Raglan Road)(From R-1 & R-3 to R-8 for 14 townhomes) | S. Williams | P/H to 9/24/09 |
| PRC 77-C-005 (Hunter Mill) | JBG/Rockwood Sunrise Valley, L.L. (11720 Sunrise Valley Drive) (For Reston Heights East Office Project) | B. Cho | DEF INDEF (from 5/6/09) |
| PCA 2000-LE-023/ RZ 2009-LE-001/ FDP 2009-LE-001/ PCA 1999-LE-036/ FDPA 1999-LE-036 (Lee) | Tavares Concrete Company, Inc. (E. side Cinder Bed Rd. approx. 1300' N. of its intersection w/ Hill Park Dr.)(to permit residential development) | B. Cho | P/H to 9/9/09 (from 6/25/09) |
| RZ 2008-MV-007 SEA 85-L-137 (Mount Vernon) | JK INVESTMENTS, INC. (8850 Richmond Highway)(to permit increase in FAR) | S. Williams | P/H to 9/24/09 (from 5/28/09) |
| SE 2008-LE-030 (Lee) | 7420 Beulah, LLC 7420 Beulah Street (child care center) | S. Williams | WITHDRAWN BY APPLICANT (from 5/6/09) |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 8, 2009

- 7:00 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to discuss impacts of Section 527 guidelines (Transportation Impact Analyses) on land use hearings.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SEA 01-H-027-02 – ONE RESTON CO LLC & TWO RESTON CO LLC – Appl. under Sects. 9-607 and 9-618 of the Zoning Ordinance to amend SE 01-H-027 previously approved for an increase in building heights to permit increase in land area, additional increase in building height from 75 ft. up to a maximum of 127 ft., increase in Floor Area Ratio (FAR) from .50 up to .70, and associated modifications to site design and development conditions. Located at 12000 and 12010 Sunrise Valley Dr. on approx. 36.08 ac. of land zoned I-4. Tax Map 17-3 ((8)) 1A1 and 1B. **HUNTER MILL DISTRICT. D/O DEFERRED TO 7/9/09**

PCA 2003-MV-033/FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-MV-033 previously approved for mixed-use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .22. Located on the E. side of Ox Rd. S. of its intersection with Lorton Rd. on approx. 53.08 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities Governmental and Institutional. Tax Map 106-4 ((1)) 58. **MOUNT VERNON DISTRICT. D/O TO 7/15/09**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2008-LE-030 – 7420 BEULAH, LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a child care center with a maximum daily enrollment of 190 students. Located at 7420 Beulah St. on approx. 2.05 ac. of land zoned R-1. Tax Map 91-3 ((1)) 23. **LEE DISTRICT. WITHDRAWN BY APPLICANT ON 6/25/09**

SEA 85-L-059-06 – BSI INCORPORATED T/A BROWNE ACADEMY – Appl. under Sects. 3-404 and 9-606 of the Zoning Ordinance to amend SE 85-L-059 previously approved for a private school of general education, nursery school, child care center, uses in a floodplain and RPA Exception to permit an increase in land area, and associated modifications to site design and development conditions. Located at 5909, 5917, and 5923 Telegraph Rd. on approx. 11.59 ac. of land zoned R-4. Tax Map 82-4 ((1)) 31A, 32, and 33. Also under the Board's consideration will be the applicant's Chesapeake Bay Resource Protection Area Encroachment Exception Request #6562-WRPA-002-1 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance (Chapter 118) of the Code of the County of Fairfax and a related Water Quality Impact Assessment. The applicant proposes to construct a playground, parking, and vehicular access within a resource protection area. **LEE DISTRICT. D/O TO 7/23/09**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 8, 2009

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SE 2009-LE-001 – NAZIR A. BHAGAT AND ASHRAF N. BHAGAT – Appl. under Sect. 3-104 of the Zoning Ordinance to permit an independent living facility. Located at 5966, 5970, 5974, and 5978 Clames Dr. on approx. 6.39 ac. of land zoned R-1. Tax Map 81-4 ((16)) 19-22. **LEE DISTRICT. D/O TO 7/23/09**

RZ 2008-MV-007 – JK INVESTMENTS, INC – Appl. to rezone from R-2, C-8, CRD, HC, and HD to C-8, CRD, HC, and HD to permit the addition of a hotel to the existing office use with an overall Floor Area Ratio (FAR) of 0.48. Located in the N.E. quadrant of the intersection of Richmond Hwy. and Old Mill Rd. on approx. 8.82 ac. of land. Comp. Plan Rec: Retail & Other. Tax Map 109-2 ((1)) 13A. (Concurrent with SEA 85-L-137.) **MOUNT VERNON DISTRICT. PUBLIC HEARING DEFERRED TO 9/24/09**

SEA 85-L-137 – JK INVESTMENTS, INC. – Appl. under Sects. 9-606 and 9-622 of the Zoning Ordinance to amend SE 85-L-137 previously approved for uses in a floodplain to permit an increase in Floor Area Ratio (FAR) and associated modifications to site design and development conditions. Located at 8850 Richmond Hwy. on approx. 8.82 ac. of land zoned C-8, CRD, HC, and HD. Tax Map 109-2 ((1)) 13A. (Concurrent with RZ 2008-MV-007.) **MOUNT VERNON DISTRICT. PUBLIC HEARING DEFERRED TO 9/24/09**

SEA 79-V-073-04 – AMERICAN HORTICULTURAL SOCIETY – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 79-V-073 previously approved for a public benefit association to permit modifications of development conditions and site design. Located at 7931 East Boulevard Dr. on approx. 24.69 ac. of land zoned R-2. Tax Map 102-2 ((1)) 20. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

Posted: 7/8/09
Revised: 7/9/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 8, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

PCA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. (P/H on 6/25/09) – **D/O to 7/15/09**
FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. (P/H on 6/25/09) – **D/O to 7/15/09**

RZ 2008-MV-007 – JK INVESTMENTS, INC. – **P/H to 9/24/09**
SEA 85-L-137 – JK INVESTMENTS, INC. – **P/H to 9/24/09**

SEA 01-H-027-02 – ONE RESTON CO. LLC AND TWO RESTON CO. LLC (P/H on 6/25/09) –
D/O to 7/09/09

WITHDRAWAL:

SE 2008-LE-030 – 7420 BEULAH, LLC – **Withdrawn by Applicant on 6/25/09**

ADMINISTRATIVE ITEM:

Tyson's Demonstration Project Endorsement

FEATURES SHOWN: CONCUR

FS-M09-19 – Cricket Communications, 5107 Leesburg Pike (Deadline: 8/25/09)
FS-B09-15 – Verizon Wireless, 7171 Wimsatt Road (Deadline: 8/13/09)

SE 2009-LE-001 – NAZIR A. BHAGAT AND ASHRAF N. BHAGAT (Staff: St. Clair Williams)
D/O TO 7/23/09

NO SPEAKERS

SEA 79-V-073-04 – AMERICAN HORTICULTURAL SOCIETY (Staff: Brenda Cho)
APPROVAL RECOMMENDED

NO SPEAKERS

SEA 85-L-059-06 – BSI INCORPORATED T/A BROWNE ACADEMY (Staff: Kelli Goddard-Sobers)
D/O TO 7/23/09

1. Joan Pryde
3103 Marl Pat Drive
Alexandria, VA 22310

Posted: 5/27/09
Revised: 7/10/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 9, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|---------------------|--|
| 08-III-16UP, 17UP, 18UP (Dranesville) | North County APR Nominations | C. Quintero | D/O to 9/9/09 (P/H on 6/10/09) |
| SEA 01-H-027-2 (Hunter Mill) | One Reston CO LLC & Two Reston CO LLC (12000 & 12010 Sunrise Valley Dr.)(inc. in bldg. height To permit inc. in land area, addtl. Bldg. Height & inc. in FAR) | T. Strunk | APPROVAL REC (D/O from 7/8/09) (P/H on 6/25/09) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|------------------------------|---|---------------------|-------------------------|
| SE 2009-BR-003 (Braddock) | BOURJ, LTD. 7611 Little River Turnpike (college) | C. DeManche | APPROVAL REC |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Schedule Notes</u> |
|--|--|-----------------------|--|
| SE 2008-MV-031 2232-V08-6 (Mount Vernon) | Mount Vernon Lodge #219, Ancient Free and Accepted Masons, Hammondville T-Mobile Northeast LLC (8718 Fort Hunt Road) (public benefit association & telecom facility) | K. Sobers | P/H to 9/17/09 (from 4/30/09) |
| SE 2008-LE-027 (Lee) | Trustees, Springfield Masonic Lodge 217, (7001 Backlick Road) (For private club) | K. Goddard -Sobers | P/H to 9/24/09 (from 1/14/09) (from indef def) |
| SEA 2006-PR-019 (Providence) | Virginia International University 3953,3957 Pender Drive (to permit site modifications For college/university) | W. O'Donnell | P/H to 7/30/09 |
| SE 2007-SP-022/ 2232-S07-3 (Springfield) | Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC (7230 Sydenstricker Rd/8500 Hooes Rd) (church w/ nursery school, child care center & Telecommunications facility) | T. Strunk | P/H to 7/29/09 (from indef def) (from 12/11/08) |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 9, 2009

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SEA 01-H-027-02 – ONE RESTON CO LLC & TWO RESTON CO LLC – Appl. under Sects. 9-607 and 9-618 of the Zoning Ordinance to amend SE 01-H-027 previously approved for an increase in building heights to permit increase in land area, additional increase in building height from 75 ft. up to a maximum of 127 ft., increase in Floor Area Ratio (FAR) from .50 up to .70, and associated modifications to site design and development conditions. Located at 12000 and 12010 Sunrise Valley Dr. on approx. 36.08 ac. of land zoned I-4. Tax Map 17-3 ((8)) 1A1 and 1B. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

APR #08-III-16UP: Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, River Bend Road, Beach Mill Road, Seneca Road, and Loudoun Co. AP: Generally planned for low-density residential with private recreation and public park. NP: Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas. **D/O DEFERRED TO 9/9/09**

APR #08-III-17UP: Area generally bounded by Seneca Road, Beach Mill Road, River Bend Road, Georgetown Pike, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with private recreation, public park, and retail. NP: Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas. **D/O DEFERRED TO 9/9/09**

APR #08-III-18UP: Area generally bounded by Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, and Leesburg Pike. AP: Generally planned for low-density residential with private open space, public park, and retail. NP: Add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas. **D/O DEFERRED TO 9/9/09**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2009-BR-003 – BOURJ, LTD. – Appl. under Sect. 4-304 of the Zoning Ordinance to permit a college/university. Located at 7611 Little River Tnpk. on approx. 1.94 ac. of land zoned C-3, HC, and SC. Tax Map 70-2 ((1)) 10. **BRADDOCK DISTRICT. APPROVAL REC**

2232-S07-3 – TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE NORTHEAST LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunication facility. Located at 7230 Sydenstricker Rd. and 8500 Hooes Rd. on approx. 4.98 ac. of land zoned R-1. Tax Map 89-3 ((1)) 14 and 15. (Concurrent with SE 2007-SP-022.) **SPRINGFIELD DISTRICT. P/H TO 7/29/09**

SE 2007-SP-022 – TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE NORTHEAST LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a church with nursery school and child care center with a maximum daily enrollment of less than 100 children and a telecommunications facility. Located at 7230 Sydenstricker Rd. and 8500 Hooes Rd. on approx. 4.98 ac. of land zoned R-1. Tax Map 89-3 ((1)) 14 and 15. (Concurrent with 2232-S07-3.) **SPRINGFIELD DISTRICT. P/H TO 7/29/09**

Posted: 7/9/09
Revised: 7/10/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 9, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

SEA 01-H-027-02 – ONE RESTON CO. LLC AND TWO RESTON CO. LLC – **APPROVAL REC**
(P/H on 6/25/09)

DEFERRALS:

SE 2007-SP-022/2232-S07-3 – TRUSTEES OF SYDENSTRICKER UNITED METHODIST CHURCH
& T-MOBILE NORTHEAST LLC – **P/H to 7/29/09**

APR #08-III-16UP, APR #08-III-17UP, APR #08-III-18UP – **D/O to 9/9/09**
(P/H on 6/10/09)

FEATURES SHOWN: CONCUR

FS-D09-20 – Cricket Communications, 1551 Trap Road (Deadline: 8/25/09)

FS-S07-67 – Verizon Wireless, 7008 Elkton Drive (w/SEA 2005-SP-033) (Deadline: 12/30/09)

SE 2009-BR-003 – BOURJ, LTD. (Staff: Christopher DeManche) – **APPROVAL REC**

NO SPEAKERS

Posted: 5/27/09
Revised: 7/16/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 15, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR MARKUP/DECISION ONLY

| <u>Application</u> | <u>Description</u> | <u>Staff</u> | <u>PC Action</u> |
|---|--|---------------------|---|
| BRAC AREA PLAN REVIEW MARKUP (<i>HUNTINGTON AND SPRINGFIELD AREAS</i>) | | | |
| 08-IV-9S | | J. Lai | APPROVAL REC W/PC ALT W/MODS |
| 08-IV-1MV | | A. Klibaner | DENIED |
| 08-IV-3MV | | L. Mason | APPROVAL REC OF STAFF ALT, AMDED |
| 08-IV-4MV (<i>MOUNT VERNON</i>) | | A. Klibaner | DEFER INDEF FOR STUDY |
| 08-IV-4S | | K. Rybold | DENIED |
| 08-IV-5S | | K. Rybold | DENIED |
| 08-IV-8S (<i>LEE</i>) | | K. Rybold | DENIED |
| (<i>FRANCONIA/ SPRINGFIELD, EPG & TELEGRAPH ROAD AREAS</i>) | | | |
| 08-IV-1FS | | L. Mason | APPROVAL REC STAFF ALT. |
| 08-IV-2FS | | L. Mason | APPROVAL REC PC ALTERNATE |
| 08-IV-4FS | | M. Van Dam | APPROVAL REC OF NOM W/STAFF ALT. MODS |
| 08-IV-10S (<i>LEE</i>) | | J. Lai | APPROVAL REC OF STAFF ALT W/CONDITIONS |
| PCA 2003-MV-033 & FDPA 2003-MV-033 (<i>Mount Vernon</i>) | Lorton Arts Foundation, Inc. E. side Ox Rd, S. of intersection w/ Lorton Rd. (<i>to permit site modifications</i>) | S. Lin | APPROVAL REC APPROVED (<i>P/H on 6/25/09</i>) |

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

None at this time.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 15, 2009

ITEMS SCHEDULED FOR MARKUP/DECISION ONLY

**BASE REALIGNMENT AND CLOSURE (BRAC) AREA PLANS REVIEW PROCESS
AREA PLANS REVIEW (APR) (VDOT ITEMS) MARKUP SESSION – LEE AND MOUNT
VERNON DISTRICTS** – The Planning Commission made its recommendations on the following proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Lee and Mount Vernon Districts, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11.

LEE DISTRICT:

BRAC APR #08-IV-1FS – E. of Loisdale Road and I-95, S. of the GSA Warehouse site, and N. of Loisdale Estates. Springfield Center Dr. runs through the site. AP: Light industrial uses up to .35 FAR with option for up to .50 FAR for biotech/research and development uses. NP: Industrial uses with an option for mixed use up to 1.6 FAR with office and retail, on 6.05 ac. **RECOMMEND APPROVAL OF STAFF ALTERNATE**

BRAC APR #08-IV-2FS – W. of Springfield Center Dr., E. of the GSA Parr Warehouse site. AP: Industrial use up to .35 FAR with an option for biotech/research and development uses up to .50 FAR. NP: Option for office and support services up to 2.0 FAR, on 5.94 ac. **RECOMMEND APPROVAL OF PC ALTERNATE**

BRAC APR #08-IV-4FS – W. of Amherst Ave., N. of Old Keene Mill Road, S. and E. of Bland St. AP: Office use with support retail up to .50 FAR with substantial parcel consolidation. NP: Hotel use with support services up to 1.5 FAR or 156 rooms, on 1.62 ac. **RECOMMEND APPROVAL OF NOMINATION W/ STAFF ALTERNATE MODIFICATIONS**

BRAC APR #08-IV-10S – N. of Franconia-Springfield Pkwy., W. of Beulah St., S. and E. of Walker Lane. AP: Res. use at 1-2 du/ac. Option for office, hotel, and retail up to .55 FAR with conditions. NP: Option 1: Office at 1.95 FAR. Option 2: Office and hotel at 1.95 FAR on 11.55 ac. **RECOMMEND APPROVAL OF STAFF ALTERNATE W/ ADDLT CONDITIONS**

BRAC APR #08-IV-4S – W. of I-95 off of Backlick Road AP: Industrial use up to .35 FAR. NP: Option for mixed use (predominately office) up to 1.4 FAR or up to 1.6 FAR with conditions on 8.37 ac. **DENIED**

BRAC APR #08-IV-5S – W. of Fullerton Road, E. of the EPG. AP: Industrial use up to .35 FAR. NP: Industrial use with an option for office and/or hotel with support services up to a 2.0 FAR on 4.77 ac. **DENIED**

BRAC APR #08-IV-8S – W. of I-95, W of Fullerton, E. of the EPG. AP: Industrial use up to .35 FAR. NP: Retail and other or alternative uses. Redevelopment with office and hotel up to 2.0 FAR may be appropriate on 14.65 ac. **DENIED**

MOUNT VERNON DISTRICT:

BRAC APR #08-IV-1MV – SW corner of Huntington Ave. and Richmond Hwy. AP: Res. development at 40 du/ac and up to 50 du/ac if traffic levels on Huntington Ave. and Richmond Hwy. operate at a level of service acceptable to VDOT. NP: Mixed-use development including the existing multifamily development, office, ground floor retail, hotel, and high-rise res. over structured parking with an overall FAR of 2.95, on 8.50 ac. **DENIED**

BRAC APR #08-IV-3MV – N. of Huntington Ave., W. of Metroview Pkwy., S. of Cameron Run. AP: Office up to .30 FAR. NP: Mixed use up to 3.0 FAR with res., office, and restaurant/ retail uses on 6.04 ac. **RECOMMEND APPROVAL OF STAFF ALT, AS AMENDED**

BRAC APR #08-IV-4MV – W. of Richmond Hwy., N of Huntington Ave., E. of Huntington Creek Road, S. of the Fairfax County – City of Alexandria Line. AP: Retail, office and/or res. uses up to .50 FAR. Option for mixed-use development up to 1.0 FAR. Alternative option for res. up to 30 du/ac to be compatible w/ surrounding high rises. NP: Mixed use res. and retail that integrates the existing development and adds 602 new dwelling units for a density of up to 65 du/ac with first floor retail/restaurant uses at a minimum of 35,000 sf. Overall FAR of 1.65 on 28.17 ac. **DEFERRED INDEFINITELY, PENDING FURTHER STUDY**

BRAC APR #08-IV-9S – N. of Telegraph Rd, W. of Backlick Road, S. of Cinder Bed Road. AP: Industrial up to .35 FAR on top soil processing site, approximately 30 acres. Remainder of the site planned for public parks, private recreation, and private open space. NP: Office up to .33 FAR on 56 acres. **APPROVAL RECOMMENDED OF PC ALTERNATE W/ MODS**

Copies of all 2008 BRAC APR nominations, Task Force recommendations, and staff reports may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/apr/brac> for additional information.

PCA 2003-MV-033/FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-MV-033 previously approved for mixed-use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .22. Located on the E. side of Ox Rd. S. of its intersection with Lorton Rd. on approx. 53.08 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities Governmental and Institutional. Tax Map 106-4 ((1)) 58. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED/APPROVED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 16, 2009

7:00 p.m. The Tysons Corner Committee met in Conference Rooms 2/3 of the Fairfax County Government Center to continue discussions on scheduled agenda topics.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON THURSDAY, JULY 16, 2009**

Posted: 7/15/09
Revised: 7/16/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 15, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

PCA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. (P/H on 6/25/09) **APPROVAL REC**
FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. (P/H on 6/25/09) **APPROVED**

NO PUBLIC HEARINGS

BASE REALIGNMENT AND CLOSURE (BRAC)
AREA PLANS REVIEW (APR) MARKUP
VIRGINIA DEPARTMENT OF TRANSPORTATION ITEMS

MOUNT VERNON DISTRICT
Huntington and Springfield Areas

BRAC APR 08-IV-9S

**APPROVAL REC OF PC ALTERNATIVE
W/MODIFICATION**

BRAC APR 08-IV-1MV

DENIED

BRAC APR 08-IV-3MV

**APPROVAL REC OF STAFF
ALTERNATIVE, AS AMENDED**

BRAC APR 08-IV-4MV

**DEFER INDEFINITELY, PENDING
FURTHER STUDY**

LEE DISTRICT
Huntington and Springfield Areas

BRAC APR 08-IV-4S

DENIED

BRAC APR 08-IV-5S

DENIED

BRAC APR 08-IV-8S

DENIED

LEE DISTRICT

*Franconia/Springfield, Engineer Proving
Ground, & Telegraph Road Areas*

BRAC APR 08-IV-1FS

**APPROVAL REC OF STAFF
ALTERNATIVE**

BRAC APR 08-IV-2FS

APPROVAL REC OF PC ALTERNATIVE

BRAC APR 08-IV-4FS

**APPROVAL REC OF NOMINATION
W/STAFF ALTERNATIVE
MODIFICATIONS**

BRAC APR 08-IV-10S

**APPROVAL REC OF STAFF
ALTERNATIVE W/ADDITIONAL
CONDITIONS**

Posted: 5/27/09
Revised: 7/24/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 23, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|--|-----------------------|--|
| SE 2009-LE-001 (Lee) | Nazir A. & Asraf N. Bhagat (5966,5970,5974,5978 Clames Dr)(for Independent living facilities) | S. Williams | D/O to 9/24/09 (P/H on 7/8/09) |
| SEA 85-L-059-6 (Lee) | BSI Inc. T/A Browne Academy 5917 Telegraph Road (for private school Of general education, nursery school, child care Center and uses in a floodplain to permit increase In land area and site modifications) | K. Goodard- Sobers | APPROVAL REC (P/H on 7/8/09) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|-------------------------------------|---|---------------------|---------------------------------------|
| ZO Amendment (Commissioner Hart) | Grade of residential structures | J. Reale | D/O to 7/30/09 |
| SEA 2005-SP-033 (Springfield) | Washington DC SMSA LTD Partnership d/b/a Verizon Wireless (7008 Elkton Drive)(to permit telecommunications site modifications) | T. Strunk | APPROVAL REC (from 7/30/09) |
| SEA 99-H-022 (Hunter Mill) | The Academy of Christian Education, Inc. (1608 –A Michael Faraday Court, Reston) (For increase in number of employees to 34 and interior expansion of school's square footage) | S. Zottl | APPROVAL REC |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Schedule Notes</u> |
|---------------------------------|---|---------------------|--|
| CSPA 83-C-021 (Sully) | Atlantic Realty Companies, Inc. (NW Quad of intersection of Lee Jackson Hiwy & Fair Ridge Dr.)(comprehensive sign plan amendment) | C. DeManche | P/H to 7/29/09 |
| RZ 2009-PR-005 (Providence) | Anthony Casolaro Residential (N. side Elm Place between Sandburg St & Arden St)) | K. Sobers | P/H to 9/17/09 |
| RZ 2009-MA-012 (Mason) | Board of Supervisors Own Motion NE Quadrant of the intersection of Alpine Dr. and Evergreen Lane (residential from PDH-5 to R-5) | K. Abrahamson | P/h to 9/24/09 |
| SE 2008-HM-010 (Hunter Mill) | George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (waiver of minimum Lot requirements) | K. Sobers | P/H to 10/22/09 (from 5/28/09) |
| 2232-D09-2 (Dranesville) | Newpath (Multiple pole locations west of Old Dominion Drive) (For distributive antenna system in Great Falls) | D. Jillson | P/H to 7/30/09 |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 22, 2009**

7:00 p.m. The Tysons Corner Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on scheduled agenda topics.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, JULY 22, 2009**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 23, 2009**

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SEA 85-L-059-06 – BSI INCORPORATED T/A BROWNE ACADEMY – Appl. under Sects. 3-404 and 9-606 of the Zoning Ordinance to amend SE 85-L-059 previously approved for a private school of general education, nursery school, child care center, uses in a floodplain and RPA Exception to permit an increase in land area, and associated modifications to site design and development conditions. Located at 5909, 5917, and 5923 Telegraph Rd. on approx. 11.59 ac. of land zoned R-4. Tax Map 82-4 ((1)) 31A, 32, and 33. Also under the Board's consideration will be the applicant's Chesapeake Bay Resource Protection Area Encroachment Exception Request #6562-WRPA-002-1 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance (Chapter 118) of the Code of the County of Fairfax and a related Water Quality Impact Assessment. The applicant proposes to construct a playground, parking, and vehicular access within a resource protection area. **LEE DISTRICT. APPROVAL RECOMMENDED**

SE 2009-LE-001 – NAZIR A. BHAGAT AND ASHRAF N. BHAGAT – Appl. under Sect. 3-104 of the Zoning Ordinance to permit an independent living facility. Located at 5966, 5970, 5974, and 5978 Clames Dr. on approx. 6.39 ac. of land zoned R-1. Tax Map 81-4 ((16)) 19-22. **LEE DISTRICT. D/O TO 9/24/09**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (GRADE OF RESIDENTIAL STRUCTURES) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Revise the grade definition such that grade for single-family detached dwellings is the average ground level adjoining a building at all exterior walls. For the purpose of determining building height for single-family detached dwellings, the lower average ground level of either the pre-existing or finished ground elevation that exists or is proposed at the time of Building Permit issuance for the dwelling shall be used. For accessory structures, the lowest point of finished ground level adjacent to the structure shall be used. (2) Allow the Board of Supervisors to approve, only in conjunction with the approval of a rezoning or special exception for another use, a special exception to modify the grade for purposes of measuring the height of

single-family detached dwellings that are located within or in proximity to a floodplain when such structures must be elevated to meet all applicable floodplain regulations; and allow the Board of Zoning Appeals to approve a special permit for the same grade modification. Any applicant seeking grade modification approval shall demonstrate that the requested increase in grade is the minimum amount required to meet floodplain regulations. (3) A structure which met the requirements of the Zoning Ordinance in effect when the structure was constructed but does not meet the current minimum district, lot size, minimum yard, shape factor, building height, or angle of bulk plane requirements of the zoning district in which located shall not be deemed nonconforming. (4) Amend the required standards for variances in the Zoning Ordinance to conform to the *Virginia Code*, and require that applicants for a variance show that the strict application of the Zoning Ordinance would unreasonably restrict the utilization of the subject property and the granting of a variance will alleviate a clearly demonstrable hardship (striking the words “approaching confiscation” from the text of the Zoning Ordinance in conformance with a July 1, 2009, amendment to the *Virginia Code*). (5) Pursuant to authority granted by §15.2-2286(A)(6) of the *Code of Virginia*, establish an application fee of no less than \$885 and no greater than \$7,935 for modifications of grade for single-family detached dwellings by special permit, special exception, or variance approvals, and establish a variance application fee of no less than \$885 and no greater than \$7,935 for an increase in building height for single-family detached dwellings. Copies of the full text are available for review at the County's website, www.fairfaxcounty.gov/dpz, under the Zoning heading, by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O TO 7/30/09**

2232-D09-2 – NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC – To construct a telecommunications Distributed Antenna System (DAS) in the Great Falls area consisting of antennas, equipment cabinets, and fiber optic cable attached to 30 replacement utility poles along portions of Beach Mill Road, Georgetown Pike, River Bend Road, Seneca Road, Springvale Road, Utterback Store Road, and Walker Road, and communications equipment in an existing telecommunications equipment compound at 9916 Georgetown Pike. Tax Maps 8-2 ((1)) 14A; 12-1 ((1)) 1; 13-1 ((1)) 2, 2A; and Portions of Tax Maps 2-4, 3-3, 3-4, 6-2, 6-4, 7-1, 7-2, 7-3, 7-4, 8-1, 8-2, 8-3, 8-4, 12-1, and 13-2. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, Suite 730, 12055 Government Center Parkway, Fairfax, VA. **DRANESVILLE DISTRICT. P/H to 7/30/09**

SEA 99-H-022 – THE ACADEMY OF CHRISTIAN EDUCATION, INC. – Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 99-H-022 previously approved for a private school of general education to permit an interior expansion and modifications to development conditions. Located at 1808-A Michael Faraday Ct. on approx. 2.31 ac. of land zoned I-5. Tax Map 18-3 ((5)) 6. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

SEA 2005-SP-033 – WASHINGTON DC SMSA LTD PARTNERSHIP D/B/A VERIZON WIRELESS – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 2005-SP-033 previously approved for a telecommunications facility to permit site modifications and modifications to development conditions. Located at 7008 Elkton Dr. on approx. 2.59 ac. of land zoned R-2. Tax Map 89-4 ((5)) A. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

Posted: 7/23/09
Revised: 7/24/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 23, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

SE 2009-LE-001 – NAZIR A. BHAGAT AND ASHRAF N. BHAGAT – **D/O to 9/24/09**
(P/H on 7/08/09)

SEA 85-L-059-06 – BSI INCORPORATED T/A BROWNE ACADEMY – **APPROVAL REC**
(P/H on 7/08/09)

DEFERRAL:

2232-D09-2 – NEWPATH – **P/H to 7/30/09**

ZONING ORDINANCE AMENDMENT (GRADE OF RESIDENTIAL STRUCTURES) – **D/O to 7/30/09**
(Staff: Jack Reale) (Commissioner Hart)

NO SPEAKERS

SEA 99-H-022 – THE ACADEMY OF CHRISTIAN EDUCATION, INC. – **APPROVAL REC**
(Staff: Suzianne Zottl)

NO SPEAKERS

SEA 2005-SP-033 – WASHINGTON DC SMSA LTD PARTNERSHIP D/B/A VERIZON WIRELESS
(Staff: Tracy Strunk) (Commissioner Lusk) – **APPROVAL REC**

NO SPEAKERS

Posted: 5/27/09
Revised: 7/30/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 29, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|---------------------|---|
| FDPA 78-C-118-18/ FSA-Y09-33-1 (Sully) | Cricket Communications, Inc. (E. side of Fairfax County Pkwy., just n. of Franklin Farm Rd. intersection) (To add up to six panel antennas on existing pole and minor expansion to existing ground compound) | C. DeManche | APPROVED (from 7/30/09) |
| CSPA 83-C-021 (Sully) | Atlantic Realty Companies, Inc. (NW Quad of intersection of Lee Jackson Hiwy & Fair Ridge Dr.)(comprehensive sign plan amendment) | C. DeManche | APPROVED (from 7/23/09) |
| SEA 95-M-009 (Mason) | Edens & Avant 6546-6552 Little River Turnpike (For fast food restaurant use – Tropical Smoothie) | T. Strunk | P/H to 9/9/09 |
| SE 2007-SP-022/ 2232-S07-3 (Springfield) | Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC (7230 Sydenstricker Rd/8500 Hooes Rd) (church w/ nursery school, child care center & Telecommunications facility) | T. Strunk | APPROVAL REC APPROVED (from indef def) (from 7/9/09) |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Schedule Notes</u> |
|--|--|---------------------|---|
| SEA 89-L-080 (Lee) | Sunoco, Inc. (R&M) (6400 Backlick Road) (Replace existing service bays With quick-service food store & modification of dev. conditions) | B. Cho | P/H to 9/9/09 (from 7/30/09) |
| SEA 94-P-040 (Providence) | RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use) | S. Lin | P/H to 10/1/09 (from 6/11/09) |
| PRC 86-C-121-02/ CPA 86-C-121-12 (Hunter Mill) | RAJ Development, LLC (NE corner of intersection of New Dominion Parkway & Explorer St)(for multi-family residential, Retail & childcare center) | S. Lin | P/H to 11/5/09 (from 6/25/09) |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 29, 2009

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

SEA 95-M-009 – PINECREST (E&A) LLC – Appl. under Sects. 7-607 and 9-612 of the Zoning Ordinance to amend SE 95-M-009 previously approved for a fast food restaurant to permit increase in land area, waiver of open space requirements, expansion of the use and associated modifications to site design, and development conditions. Located at 6546-6552 Little River Tnpk. on approx. 5.51 ac. of land zoned C-2, C-5, and HC. Tax Map 72-1 ((1)) 20D. **MASON DISTRICT. P/H TO 9/9/09**

2232-S07-3 – TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE NORTHEAST LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunication facility. Located at 7230 Sydenstricker Rd. and 8500 Hooes Rd. on approx. 4.98 ac. of land zoned R-1. Tax Map 89-3 ((1)) 14 and 15. (Concurrent with SE 2007-SP-022.) **SPRINGFIELD DISTRICT. APPROVED**

SE 2007-SP-022 – TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE NORTHEAST LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a church with nursery school and child care center with a maximum daily enrollment of less than 100 children and a telecommunications facility. Located at 7230 Sydenstricker Rd. and 8500 Hooes Rd. on approx. 4.98 ac. of land zoned R-1. Tax Map 89-3 ((1)) 14 and 15. (Concurrent with 2232-S07-3.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

CSPA 83-C-021 – ATLANTIC REALTY COMPANIES, INC. – Appl. to amend the previously approved Comprehensive Sign Plan associated with PCA 83-C-021 to permit a revised comprehensive sign plan. Located in the N.W. quadrant of the intersection of Lee Jackson Memorial Hwy. and Fair Ridge Dr. on approx. 28.05 ac. of land zoned PDC, HC, and WS. Tax Map 46-3 ((1)) 15A1, 15A2, and 15A3. **SULLY DISTRICT. APPROVED**

FDPA 78-C-118-18 – CRICKET COMMUNICATIONS, INC. – Appl. to amend the final development plans for FDP 78-C-118 previously approved for mixed-use development to permit site modifications for existing telecommunication facilities and associated changes to development conditions. Located on the E. side of Fairfax County Pkwy. approx. 250 ft. N. of its intersection with Franklin Farm Rd. on approx. 8.91 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (19) C2. **SULLY DISTRICT. APPROVED**

Posted: 7/29/09
Revised: 7/30/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 29, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

SEA 94-P-040 – RP MRP TYSONS, LLC – **P/H to 10/01/09**

PRC 86-C-121-02 – RAJ DEVELOPMENT, LLC (Hunter Mill District) – **P/H to 11/05/09**

CPA 86-C-121-12 – RAJ DEVELOPMENT, LLC (Hunter Mill District) – **P/H to 11/05/09**

SEA 95-M-009 – PINECREST (E&A) LLC – **P/H to 9/09/09**

CONSENT AGENDA ITEM: CONCUR

FSA-P06-109-1 – Clearwire, 1800 Old Meadow Road (Deadline: 9/30/09)

FEATURES SHOWN: CONCUR

FS-B09-42 – Junior Achievement Building, Frost Middle School, 4101 Pickett Road (Deadline: 9/22/09)

FS-B09-29 – Verizon Wireless, 9801 Braddock Road (VA State Police Tower) (Deadline: 9/27/09)

FSA-Y09-33-1 – Cricket Communications, 13224 Franklin Farm Road (Deadline: 9/30/09)

FDP A 78-C-118-18 – CRICKET COMMUNICATIONS, INC. (Sully District) (Staff: Chris DeManche)

APPROVED

NO SPEAKERS

CSPA 83-C-021 – ATLANTIC REALTY COMPANIES, INC. (Sully District) (Staff: Chris DeManche)

APPROVED

NO SPEAKERS

2232-S07-3 – TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH AND T-MOBILE NORTHEAST LLC **APPROVED**

SE 2007-SP-022 – TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH AND T-MOBILE NORTHEAST LLC (Staff: Tracy Strunk) **APPROVAL REC**

NO SPEAKERS

Posted: 5/27/09
Revised: 7/31/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 30, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|-------------------------------------|---------------------------------|---------------------|---|
| 08-III-1DS (Sully) | North County APR Nomination | B. Suchicital | APPROVAL REC (P/H on 5/20/09) |
| ZO Amendment (Commissioner Hart) | Grade of residential structures | J. Reale | APPROVAL REC (P/H on 7/23/09) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| | | | |
|----------------------------------|--|---------------------------------------|---|
| AR 84-V-007-03 (Mount Vernon) | EDH Associates Agricultural/Forestral District Renewal (W. side Belmont Blvd at terminus of Gunston Dr) | K. Abrahamson C. Lewis | APPROVAL REC |
| SE 2009-MA-004 (Mason) | Ranjit Singh/Teraa LLC (6540 Edsall Road, Alexandria) (For service station w/quick service food & 4 repair bays) | S. Zottl | APPROVAL REC |
| SEA 2006-PR-019 (Providence) | Virginia International University 3953,3957 Pender Drive (to permit site modifications For college/university) | W. O'Donnell | APPROVAL REC (from 7/9/09) |
| 2232-D09-2 (Dranesville) | Newpath (Multiple pole locations west of Old Dominion Drive) (For distributive antenna system in Great Falls) | D. Jillson EXCEPT NODE GFE9 | APPROVED; D/O TO 9/10/09 (from 7/23/09) |
| SEA 2005-SU-020 (Sully) | Dominion Christian School and Whole World Fellowship Church at N. Virginia (10922 Vale Road) (Amend dev. condition to allow grades 9 & 10) | W. O'Donnell | APPROVAL REC |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Schedule Notes</u> |
|---|---|---------------------|---|
| SEA 2005-SP-033 (Springfield) | Washington DC SMSA LTD Partnership d/b/a Verizon Wireless (7008 Elkton Drive)(to permit telecommunications site modifications) | T. Strunk | P/H to 7/23/09 |
| SEA 89-L-080 (Lee) | Sunoco, Inc. (R&M) (6400 Backlick Road) (Replace existing service bays With quick-service food store & modification of dev. conditions) | B. Cho | P/H to 7/29/09 |
| FDPA 78-C-118-18/ 2232-Y08-129 (Sully) | Cricket Communications, Inc. (E. side of Fairfax County Pkwy., just n. of Franklin Farm Rd. intersection) (To add up to six panel antennas on existing pole and minor expansion to existing ground compound) | C. DeManche | P/H to 7/29/09 |
| RZ 2009-PR-006/ PCA 2004-PR-003-02/ PCA 2009-PR-007 (Providence) | Arlington Boulevard Consolidation LLC N. side of Pennell St.; w. side of Arlington Blvd. (From R-1 to C-3 for two-story office building, with proffer amendments for access and parking structure) | W. O'Donnell | P/H to 9/10/09 |
| RZ 2009-PR-002 FDP 2009-PR-002 (Providence) | Square 1400, L.C. (W. side of Dorr Ave., just n. of Merrifield Ave.) (From I-4 to PRM for 11-story m/f, with 4-level parking structure) | W. O'Donnell | P/H to 10/1/09 (from 6/25/09) |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 30, 2009

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on encroachments into the environmental quality corridor (EQC).
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

APR #08-III-1DS – Along the W. side of Stonecroft Blvd., S. of Pepsi Pl., N. of Stonecroft Center Ct., on 9.86 ac. AP: Industrial, research and development, and industrial/flex uses up to a maximum FAR of .35. NP: An optional use of Parcel 34-3((1))1D is an expansion of the existing adjacent auto park, not to exceed .35 FAR. **SULLY DISTRICT. APPROVAL REC**

ZONING ORDINANCE AMENDMENT (GRADE OF RESIDENTIAL STRUCTURES) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Revise the grade definition such that grade for single-family detached dwellings is the average ground level adjoining a building at all exterior walls. For the purpose of determining building height for single-family detached dwellings, the lower average ground level of either the pre-existing or finished ground elevation that exists or is proposed at the time of Building Permit issuance for the dwelling shall be used. For accessory structures, the lowest point of finished ground level adjacent to the structure shall be used. (2) Allow the Board of Supervisors to approve, only in conjunction with the approval of a rezoning or special exception for another use, a special exception to modify the grade for purposes of measuring the height of single-family detached dwellings that are located within or in proximity to a floodplain when such structures must be elevated to meet all applicable floodplain regulations; and allow the Board of Zoning Appeals to approve a special permit for the same grade modification. Any applicant seeking grade modification approval shall demonstrate that the requested increase in grade is the minimum amount required to meet floodplain regulations. (3) A structure which met the requirements of the Zoning Ordinance in effect when the structure was constructed but does not meet the current minimum district, lot size, minimum yard, shape factor, building height, or angle of bulk plane requirements of the zoning district in which located shall not be deemed nonconforming. (4) Amend the required standards for variances in the Zoning Ordinance to conform to the *Virginia Code*, and require that applicants for a variance show that the strict application of the Zoning Ordinance would unreasonably restrict the utilization of the subject property and the granting of a variance will alleviate a clearly demonstrable hardship (striking the words “approaching confiscation” from the text of the Zoning Ordinance in conformance with a July 1, 2009, amendment to the *Virginia Code*). (5) Pursuant to authority granted by §15.2-2286(A)(6) of the *Code of Virginia*, establish an application fee of no less than \$885 and no greater than \$7,935 for modifications of grade for single-family detached dwellings by special permit, special exception, or variance approvals, and establish a variance application fee of no less than \$885 and no greater than \$7,935 for an increase in building height for single-family detached dwellings. Copies of the full text are available for review at the County's website, www.fairfaxcounty.gov/dpz, under the Zoning heading, by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-D09-2 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC – Application to construct a telecommunications Distributed Antenna System (DAS) in the Great Falls area consisting of antennas, equipment cabinets, and fiber optic cable attached to 30 replacement utility poles along portions of Arnon Chapel Road, Beach Mill Road, Georgetown Pike, River Bend Road, Seneca Road, Springvale Road, Utterback Store Road, and Walker Road, and communications equipment in an existing telecommunications equipment compound at 9916 Georgetown Pike. Tax Maps 8-2 ((1)) 14A; 12-1 ((1)) 1; 13-1 ((1)) 2, 2A; and Portions of Tax Maps 2-4, 3-3, 3-4, 6-2, 6-4, 7-1, 7-2, 7-3, 7-4, 8-1, 8-2, 8-3, 8-4, 12-1, and 13-2. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, Suite 730, 12055 Government Center Parkway, Fairfax, VA.

DRANESVILLE DISTRICT. APPROVED; EXCEPT NODE GFE9 DO TO 9/10/09

SE 2009-MA-004 – TERA A, LLC – Appl. under Sect. 4-804 of the Zoning Ordinance to permit service station with quick service food store. Located at 6540 Edsall Rd. on approx. 31,286 sq. ft. of land zoned C-8. Tax Map 80-2 ((1)) 58. **MASON DISTRICT. APPROVAL REC**

AR 84-V-007-03 – EDH ASSOCIATES – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the W. side of Belmont Blvd. and at the terminus of Gunston Dr. on approx. 114.99 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 113-4 ((1)) 27Z. **MOUNT VERNON DISTRICT. APPROVAL REC**

RZ/FDP 2009-PR-002 – SQUARE 1400, L.C. – Appls. to rezone from I-4 to PRM to permit residential development at an intensity of 1.62 FAR including bonus density for the provision of affordable housing and approval of the conceptual and final development plans. Located on the W. side of Dorr Ave. approx. 400 ft. N. of its intersection with Merrifield Ave. on approx. 4.64 ac. of land. Comp. Plan Rec: Residential up to 1.35 FAR. Tax Map 49-1 ((13)) 13, 14, 15, and 16. **PROVIDENCE DISTRICT. P/H TO 10/1/09**

SEA 2006-PR-019 – VIRGINIA INTERNATIONAL UNIVERSITY – Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 2006-PR-019 previously approved for a college/university to permit modifications to site design and development conditions. Located at 3953 and 3957 Pender Dr. on approx. 11.0 ac. of land zoned I-4. Tax Map 57-1 ((1)) 10. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

SEA 2005-SU-020 – DOMINION CHRISTIAN SCHOOL & WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 2005-SU-020 previously approved for a church with private school of general education with a maximum daily enrollment of 135 students in grades K-8 and a telecommunications facility to permit a maximum daily enrollment of 135 students in grades K-10 and associated modifications to development conditions and site design. Located at 10922 Vale Rd. on approx. 17.95 ac. of land zoned R-E. Tax Map 37-1 ((1)) 17 and 17A. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 7/30/09
Revised: 7/31/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 30, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

APR #08-III-1DS – **APPROVAL RECOMMENDED**
(P/H on 5/20/09)

ZONING ORDINANCE AMENDMENT (GRADE OF RESID. STRUCTS.) – **APPROVAL
RECOMMENDED**
(P/H on 7/23/09)

DEFERRAL:

RZ/FDP 2009-PR-002 – SQUARE 1400, L.C. – **P/H to 10/1/09**

2232-D09-2 – NEWPATH – **APPROVED; w/ the exception of Node GFE9 w/ D/O deferred to 9/10/09**

1. Joan Martling
9813 Beach Mill Road
Great Falls, VA 22066
2. Chester Martling
9813 Beach Mill Road
Great Falls, VA 22066

SE 2009-MA-004 – TERA LLC – **APPROVAL RECOMMENDED**

1. Debra Tinker
7585 Woodstown Drive
Springfield, VA 22153
2. Mohamd F. Ahmadzai
5309 Mitchell Street
Alexandria, VA 22312

AR 84-V-007-03 – EDH ASSOCIATES – **APPROVAL RECOMMENDED**

NO SPEAKERS

SEA 2006-PR-019 – VIRGINIA INTERNATIONAL UNIVERSITY – **APPROVAL RECOMMENDED**

NO SPEAKERS

SEA 2005-SU-020 – DOMINION CHRISTIAN SCHOOL & WHOLE WORLD FELLOWSHIP CHURCH
& CHURCH AT NORTHERN VIRGINIA – **APPROVAL RECOMMENDED**

NO SPEAKERS